



ZONING SCHEDULE

ZONE: P1, PLANNED INDUSTRIAL
BULK REGULATIONS OF P1 ZONE - USES: A-1 PROFESSIONAL & BUSINESS
OFFICE BUILDING

BULK REGULATIONS, P1 ZONE	REQUIRED	LOT 1 PROVIDED	VARIANCE REQUIRED	LOT 2 PROVIDED	VARIANCE REQUIRED
MIN. LOT AREA - GROSS	40,000 S.F.	61,471 S.F.		41,983 S.F.	
MIN. LOT AREA - NET	24,000 S.F.	47,543 S.F.		45,531 S.F.	
MIN. LOT WIDTH	150 FT.	350 FT.		80 FT.	10 FT.
MIN. FRONT YARD DEPTH	50 FT.	106 FT.		64 FT.	
MIN. SIDE YARD - ONE	15 FT.	16 FT.		36 FT.	
MIN. SIDE YARD - BOTH	40 FT.	116 FT.		124 FT.	
MIN. REAR YARD DEPTH	20 FT.	37 FT.		23 FT.	
MIN. STREET FRONTAGE	N/A	N/A		N/A	
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE)	16 FT.	21 FT.	5 FT.	-	
MAX. FLOOR AREA RATIO	0.60	0.10		0.14	
DEVELOPMENT COVERAGE	85 %	54.9 %		62.6 %	

OFF-STREET PARKING	REQUIRED	PROVIDED	PROVIDED
OFFICE			
1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA			
LOT 1 (12,000 S.F. / 150 S.F. PER SPACE)	80 SPACES	81 SPACES	
LOT 2 (6,600 S.F. / 150 S.F. PER SPACE)	44 SPACES		45 SPACES

NOTES

- OTHER THAN THE CONC. SIDEWALK, ALUMINUM HANDRAIL AND EXPANDED PARKING AREA, ALL PHYSICAL FEATURES SHOWN ON LOT 1 ARE EXISTING. ALL PHYSICAL FEATURES ON LOT 2 ARE PROPOSED, AND ARE REFLECTED ON THE SITE PLAN. DRAWINGS APPROVED BY THE TOWN OF NEW WINDSOR AS PLANNING BOARD PROJECT NUMBER CB-06.
- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - NEW WINDSOR REALTY GROUP, LLC" PREPARED BY WILLIAM B. HILDETH LAND SURVEYOR, P.C. AND DATED JUNE 25, 2005. ELEVATION DATUM USED TAKEN FROM DESIGN DRAWINGS FOR SEWER DISTRICT 12. CONTOUR INTERVAL: TWO (2) FEET.
- THE LOCATION OF UNDERGROUND UTILITIES AND SEWER INVERTS SHOWN HEREON ARE BASED ON EVIDENCE VISIBLE AT GROUND SURFACE AND INFORMATION SHOWN ON THE ABOVE REFERENCED DESIGN DRAWINGS FOR SEWER DISTRICT 20.
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.

LEGEND

EXISTING	NEW
332 2' CONTOUR	330 FINISHED GRADE
330 10' CONTOUR	CB #3 CATCH BASIN No. 3
BOUNDARY	CB #6 5' x 5' CATCH BASIN No. 6
ADJ. PROPERTY LINE	HYDRANT
CATCH BASIN	W.V. WATER VALVE
SANITARY MANHOLE	C.V. CURB VALVE
HYDRANT	SANITARY CLEANOUT
UTILITY POLE	POLE W/ LUMINAIRE
WATER VALVE	SPOT ELEV. 333.5
LIGHT POLE W/ LUMINAIRE	MASONRY RETAINING WALL
STONEWALL	WOODED LINE
WOODED LINE	MACADAM PAVEMENT

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD TRACKING
NUMBER 2008-140

411 ADDRESS: 111 EXECUTIVE DRIVE
TAX MAP SECTION 4, BLOCK 3, LOT 2.21



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ISSUE

REVISION

DATE

Drawn By: J.R.J.

Drawing:

Checked By: G.J.S.

COMPOSITE SITE PLAN

Scale: 1"=20'

Project:

SUBDIVISION

FOR

POUGHKEEPSIE PROPERTIES, LLC

121 EXECUTIVE DRIVE

TOWN OF NEW WINDSOR, N.Y.

2
OF
2

Project No.
0708